

**A RESOLUTION PROPOSING THAT A PUBLIC HEARING BE HELD ON JULY 11, 2022, AT 7:00 P.M., AT THE TOWN HALL, 1 W. CHURCH STREET, SELBYVILLE, SUSSEX COUNTY, DELAWARE, TO CONSIDER THE REZONING OF REAL PROPERTY OWNED BY KEITH A. AND SHELLEY J. COFFIN, IDENTIFIED AS SUSSEX COUNTY TAX MAP AND PARCEL NUMBER 533-17.00-156.07, FROM R-4 RESIDENTIAL TO NB NEIGHBORHOOD BUSINESS.**

**WHEREAS**, the Town of Selbyville received from Keith Coffin an application for rezoning a parcel of property owned by Keith A. and Shelley J. Coffin, identified as Tax Map & Parcel No. 533-17.00-156.07 (the "subject property"), from R-4 Residential to NB Neighborhood Business, as described in the application documents on file with the Town; and

**WHEREAS**, prior to receiving the aforementioned application for rezoning, the Town went through a lengthy and thorough study and review process to revise, update, amend and readopt the Town's Comprehensive Plan and, as a result of that process, the Mayor and Town Council previously determined that, in furtherance of the Town's obligation under 22 Del.C. § 702(c) to amend its official zoning map and rezone all lands within the Town in accordance with the uses of land provided for in the Town's Comprehensive Plan, the subject property should be rezoned from a residential zoning classification to a business or commercial zoning classification; and

**WHEREAS**, the Mayor and Town Council's previous efforts to rezone the subject property were tabled and placed on hold pending further consultation with the property owner of the subject property; and

**WHEREAS**, having received an application to rezone the subject property from the owner thereof, the Mayor and Town Council deem it appropriate to now move forward with the rezoning process for the subject property; and

**WHEREAS**, 22 Del. C. §304 and §200-147.C. of the Zoning Code provide that any amendment to any zoning ordinance shall be after a public hearing following fifteen (15) days' notice thereof by publication in an official paper or a paper of general circulation within the municipality; and

**WHEREAS**, §200-147.C. of the Zoning Code further provides that notice of the public hearing to be held shall be sent, by First Class Mail at least fifteen (15) days prior to the date set forth in this Resolution for the public hearing, to all property owners within 100 feet of the boundaries of the properties which are the subject of the proposed rezoning; and

**NOW THEREFORE BE IT RESOLVED** that a public hearing shall be held on **Monday, July 11, 2022**, at 7:00PM, at the Town Hall, 1 W. Church Street, Selbyville, Sussex County, Delaware, to consider the rezoning of the real property identified as Sussex County Tax Map and Parcel Number 533-17.00-156.07 from R-4 Residential to NB Neighborhood Business.

**AND BE IT FURTHER RESOLVED** that the Town Administrator be and she is hereby authorized and directed to cause a notice, which shall consist of a true copy of this Resolution by title to be published in a newspaper of general circulation in the Town of Selbyville, at least fifteen (15) days prior to the date set forth in this Resolution for the public hearing.

**AND BE IT FURTHER RESOLVED** that the Town Administrator be and she is hereby authorized and directed to cause a notice of the public hearing to be sent, by First Class Mail at least fifteen (15) days prior to the date set forth in this Resolution for the public hearing, to all property owners within 100 feet of the boundaries of the properties which are the subject of the proposed rezoning.

I, Deborah L. McCabe, Secretary of the Town Council of the Town of Selbyville, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Mayor and Council at its Regular Meeting held on June 6, 2022, at which a quorum was present and voting throughout and that the same is still in full force and effect.

  
Deborah L. McCabe, Secretary